



HUNT

DESIGN ASSOCIATES INC.

DESIGN RATIONALE FOR AN ADDITION AND RENOVATION TO THE EXISTING MCMURCHY HERITAGE HOME

Location: 5916 Trafalgar Road, Town of Erin, Part of Lot 26, Concession 7
Former Township of Erin, Wellington County, Ontario

For: Hillsburgh Heights Inc.
636 Edwards Avenue, Unit 14
Richmond Hill, Ontario
L4C 0V4

Prepared By: Tony Dicarlo

Date: 2022-11-04



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BACKGROUND

Hunt Design was retained by the Hillsburgh Heights Inc. to complete a building review and produce an-as built set of drawings of the existing heritage farmhouse located on 5916 Trafalgar Road in the Town of Erin, Wellington County, Ontario.

Hillsburgh Heights Inc. intends to develop part of the property to a low rise residential subdivision and to retain and integrate the existing farmhouse within the planned community.

Hunt Design is also required to review the potential to integrate current market needs for the building while maintaining and preserving the buildings current character and architectural style.

ASSESSMENT OF AS-BUILT CONDITIONS (See Figures 4-5)

Per the HIA report prepared by Golder Associates Ltd, the farmhouse building was constructed between 1877 and 1891 in an Ontario gothic revival cottage architectural style. Two additions have been added located to the west and north/south of the original building.

The current building size is approximately 3400 sq. ft.

Although the farmhouse is currently vacant, the owner continues to maintain the heating and water supply. The interior is clean and free of any significant material damages. The exterior materials show normal sign of wear given its age. Generally, the farmhouse is in good condition.

The original farmhouse is a one and half storey brick masonry T shaped building. The roof massing is comprised of side end gables with a central gable peak. The half-storey rear wing extends off the main roof with a gable end.

Two wood frame additions have been added, a two-storey portion to the south elevation and a one storey to the west elevation.

The main structure is comprised of solid masonry exterior walls with interior wood strapping and plaster wall finish.

No insulation is present within the cavity.

The floor structure is wood joists with wood plank subfloors.

The roof structure is wood frame rafters with wood plank roof sheathing.

The foundation walls are natural stone with poured concrete floor slab finish.

The two-storey addition on the south elevation and the one storey addition on the west elevation are constructed using materials widely used today.

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ASSESSMENT OF CURRENT INTERIOR SPACE PLANNING (See Figures 1-3)

The overall floor plan layout is consistent with late 1800s space planning.

The first level of the main front block is divided in 2 rooms with a central hall staircase. A combination living room and study to the south and dining room and server/pantry to the north.

The central hall leads into a dinette and kitchen area, with an access to the basement at the rear of the kitchen.

A two-piece bathroom with stair access to a retreat is also located off the dinette to the West and a laundry/ mud room combination to the north.

The mudroom leads into a storage/parking garage.

The basement staircase leads into an unfinished open concept space mainly used to house mechanical equipment.

The front staircase leads to a second-floor hall flanked by four modest bedrooms.

The hall also leads into a principal room and main three-piece bathroom.

A retreat with access stairs to the kitchen can be found off the principal room.

A small linen closet flanks the bathroom.

RECOMMENDATIONS

Although the existing room sizing, and configuration meet current Ontario Building Code requirements, access and thermal value requirements fall well below current building standards.

The Current heating system that replaced the wood furnace fails to provide heating to each room. The electrical wiring and outlets fail code requirements as well.

The current floor plan and finishes are also undesirable for today's homeowners who are looking for specific living environments and needs. The plan lacks privacy, flow, and storage options to name but a few points. The interior finishes are outdated and in need of revitalization to today's standards.

Given the above, it is of our opinion that we recommend the following:

1. Renovate the interior of the building to ensure that the building complies with all required Ontario Building Code standards, including all heating, plumbing and electrical utilities.
2. Redesign the current floor plan to provide additional living spaces that meet the needs of today's families. This include replacing the interior finishes.
3. Remediate the exterior finishes by cleaning and painting to new condition.

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PROPOSAL

Site: (See Figure 6)

The new planned site area for the home is proposed to be 0.67 acres. The increased lot size versus the remaining lots proposed sizes in the planned community gives importance to the farmhouse.

The home will also be visible and accessible from the new planned interior street and Trafalgar Road.

Given the planned road configuration, the front elevation will now face south.

The driveway and new garages will be on the west elevation with garage doors facing the side lot line.

The proposed square footage of the house with new additions will be a total of 3980 sq. ft. An increase of 580 sq. ft.

Mechanical:

Heating, Ventilation and Cooling system:

The existing system will be entirely removed and replaced by a new ducted furnace with Air conditioning meeting current codes.

Electrical:

All electrical fixtures including wiring, switches, plug, fans and panels will be removed and upgraded per the current electrical code.

Plumbing:

The existing well will be decommissioned and replaced by municipal water supply. Waste, water supply, and vent piping will be replaced to meet current plumbing codes. All bathroom fixtures will be removed and replaced by new more efficient toilets sinks and facets.

Interior Finishes:

Walls and ceilings:

Current wood strip and plaster walls including the lath and plaster ceilings will be removed and replaced with gypsum sheathing. This also allows for installation of insulation and vapour barriers per code requirements.

Trim:

All decorative trim and doors will be removed and refinished or replaced per new interior style.

Floors:

Existing floor tiles will be removed with new more current tiles installed in per new interior style:

New wood flooring or broadloom will be installed per preference.

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Floor Plans: (See Figures 7-9)

Given the condition and style of the existing additions, it is desirable to remove the structures to allow more exposure of the original home's façade.

New additions are recommended that will be more complementary to the original farmhouse architectural style while also creating additional floor space.

Main floor:

Given the new orientation of the front elevation, a new front entry porch matching the existing porch is proposed. The new entry door leads into a new central hall originally occupied by the kitchen. The hall will now provide access to a new two storey addition which houses a new open concept kitchen, dinette, and vaulted family room.

A new covered entertainment porch is also proposed off the dinette area.

A new hallway containing a staircase to the basement, new laundry room, mudroom, closet, and powder room is proposed.

A one storey three-car garage with entry doors facing the west side lot line is also proposed with contains an interior access to the dwelling via the mudroom.

The existing living room is to remain but will be divided to create a more private study with access from both the hallway and living room.

The existing dining room will be enlarged by reducing the existing pantry and server area. Access to the dining room is from the kitchen and from the existing hallway.

Second floor:

The location of the existing two bedrooms to the south will be preserved. The closets are relocated making them more functional.

The two bedrooms to the north will now be reconfigured to a guest suite with a three-piece ensuite bath and walk-in closet.

The existing room to the rear is reconfigured to a larger primary bedroom with a sitting room, and a main three-piece main bathroom with linen closet.

The new primary bedroom room will provide access to a new five-piece ensuite bath with his and hers walk-in closets in the new second storey addition above the proposed kitchen.

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Basement:

The original noncompliant basement stairway in the kitchen will be removed. Access to the basement will now be relocated to the main floor off the new hallway.

The new additions to the rear and front will contain a full basement allowing for new mechanical and storage facilities.

The garage area addition to the West will be slab on grade. The existing basement areas will remain untouched.

Elevations: (See Figures 10-11)

As stated previously in this report, the main objective is to preserve the Architectural style of the farmhouse.

All new proposed windows are proposed to be consistent with the current placement and style the existing home.

Given that the existing windows are single glazed and deficient energy efficiency values, the intent is to replace and match each window with double glazed windows.

The stained-glass window located on the second storey East elevation and front entry door set will remain. Cleaning, adjusting, and repainting is proposed.

All existing masonry, gable and soffit trim will be cleaned and restored to new condition. The existing asphalt shingles be removed and replaced.

The proposed additions to the south, west and north are massed to complement the current style. Each elevation will be clad in stone and Hardie board siding.

SUMMARY AND CONCLUSION

In summary, our proposal accomplishes the requirement to rehabilitate and preserve the farmhouse by doing the following.

1. Providing an oversized property, preserves importance and cultural values.
2. Remediating the interior of the building allows full compliance with current Ontario Building Code laws while keeping existing main structural components.
3. Reconfiguration of the interior provides for suitable living spaces meeting the needs of todays families
4. The careful design of the exterior additions and their elevations maintain and expose more of the current architectural heritage and style.

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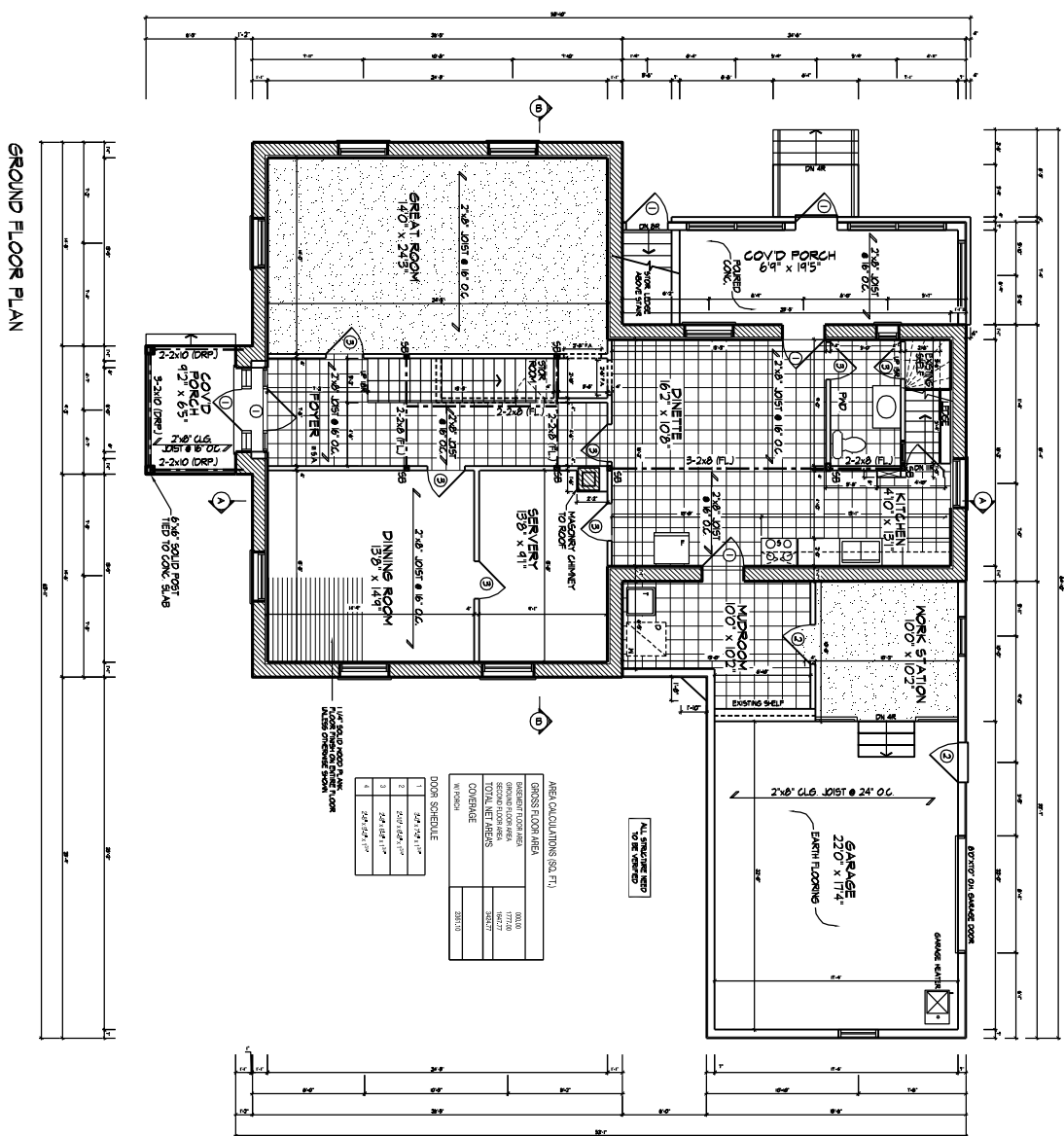
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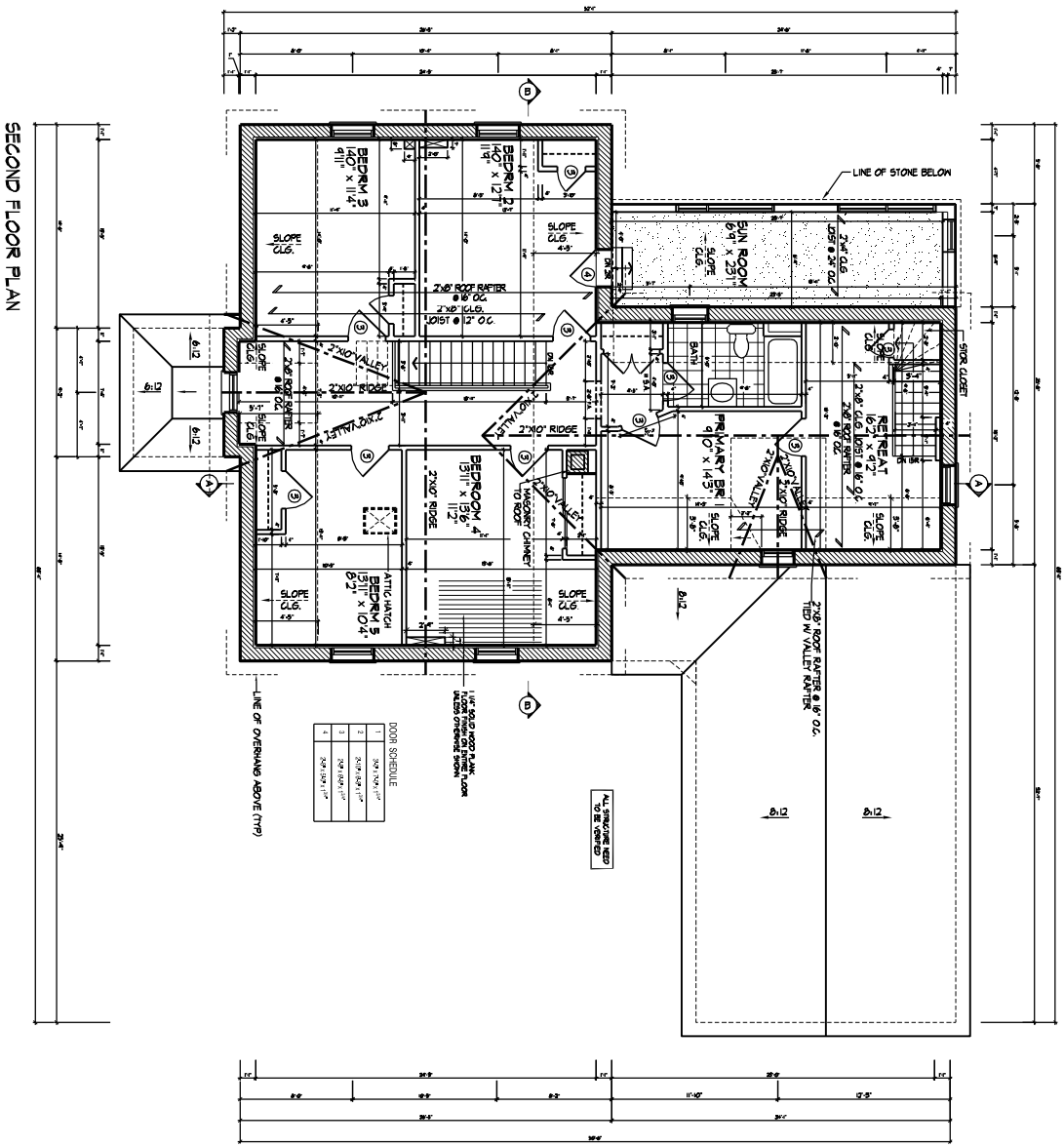
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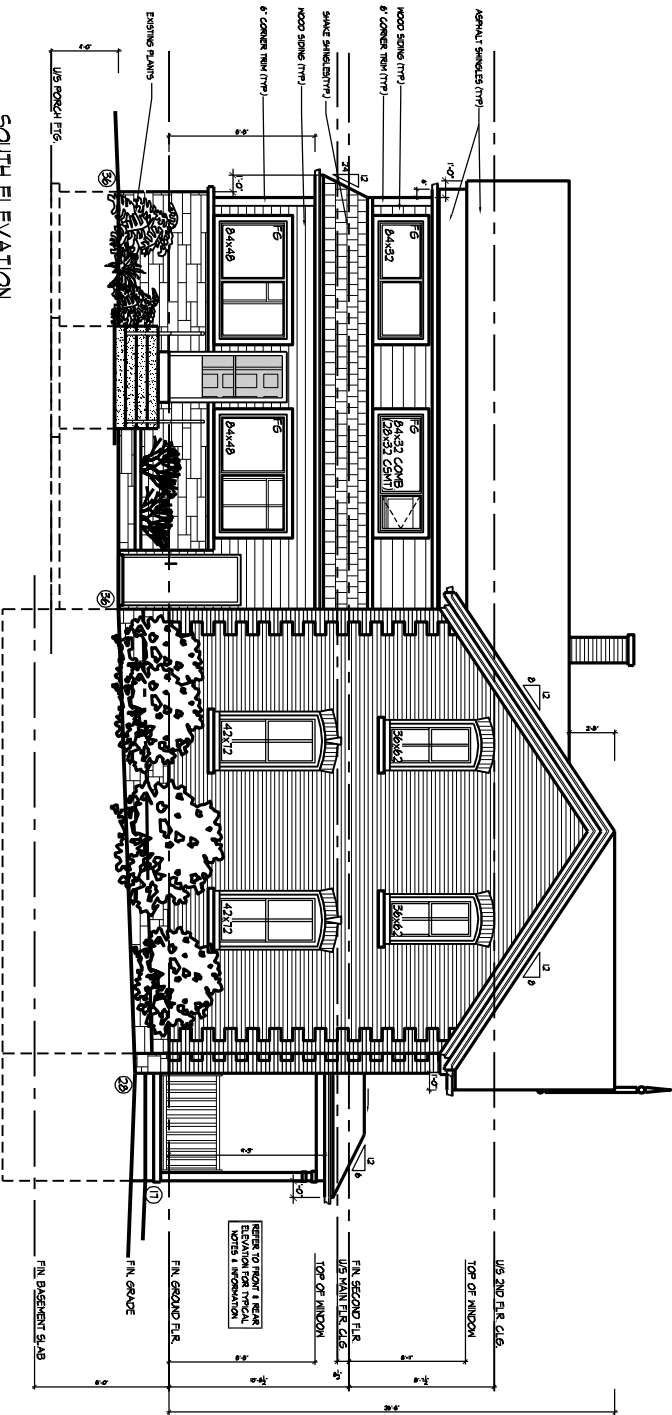
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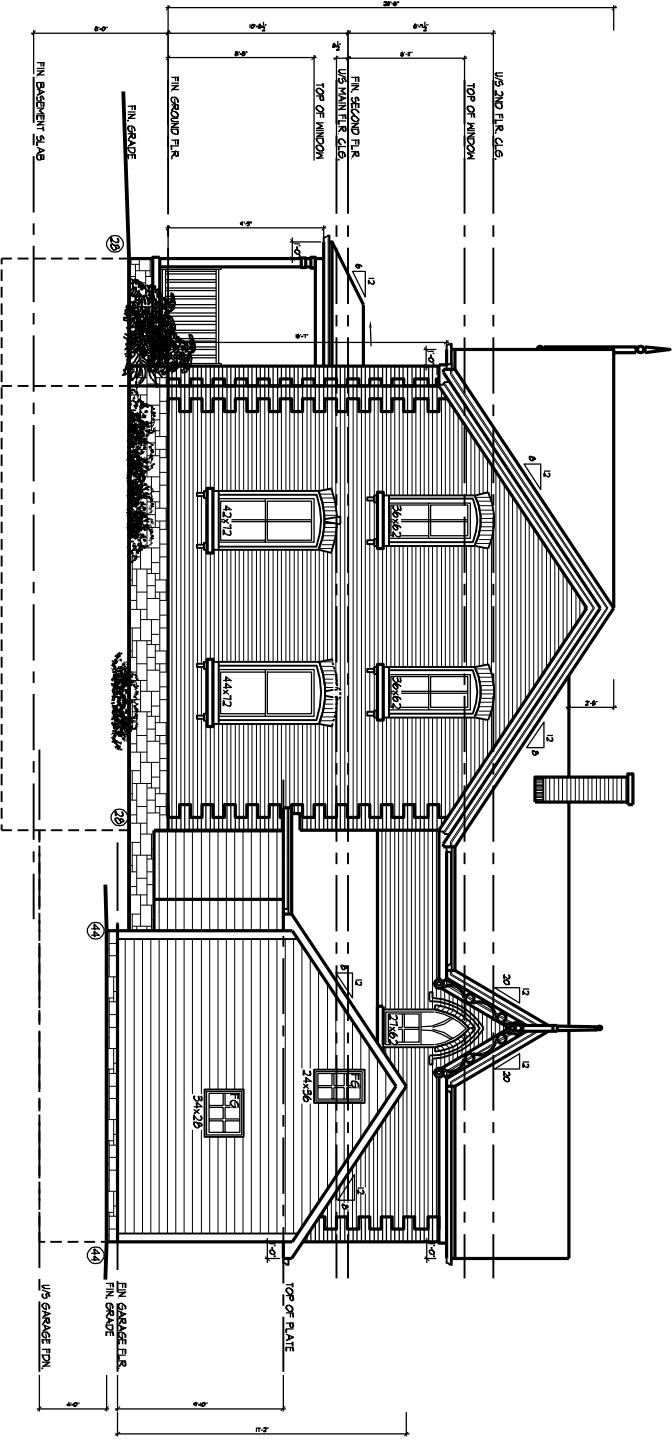
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SOUTH ELEVATION



NORTH ELEVATION

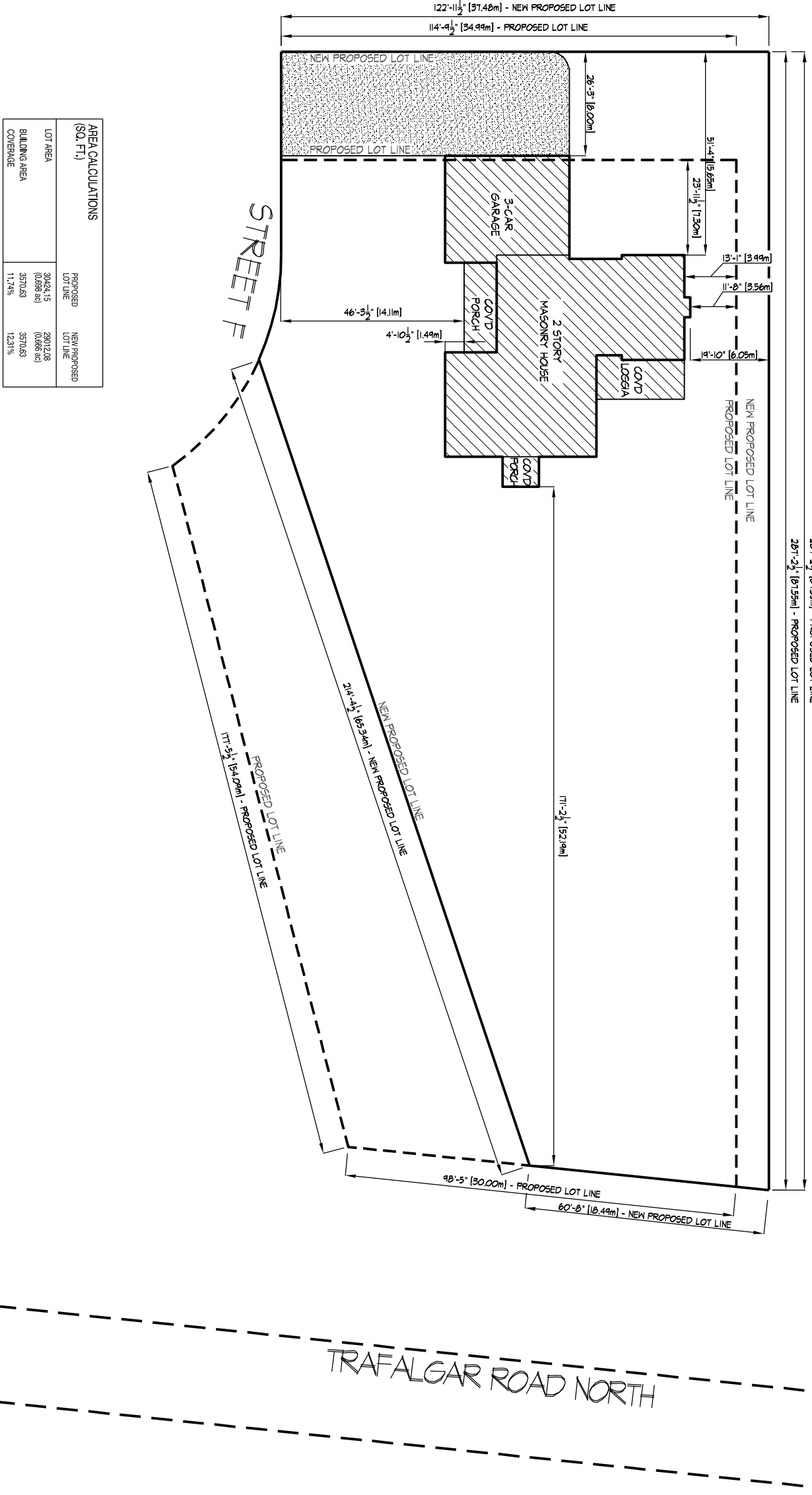
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BRIARWOOD DEVELOPMENTS - 222050

HERITAGE HOME, ERIN, ONTARIO
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FIGURE 4

FUTURE DEVELOPMENT



AREA CALCULATIONS (SQ. FT.)		
LOT AREA	PROPOSED LOT LINE	NEW PROPOSED LOT LINE
3902.15 (0.0898 ac)	29012.08 (0.666 ac)	29012.08 (0.666 ac)
BUILDING AREA	3570.83	3570.83
COVERAGE	11.74%	12.31%

FUTURE DEVELOPMENT

287'-2 1/4" [87.95m] - PROPOSED LOT LINE
287'-2 1/4" [87.95m] - PROPOSED LOT LINE



TRAFALGAR ROAD NORTH

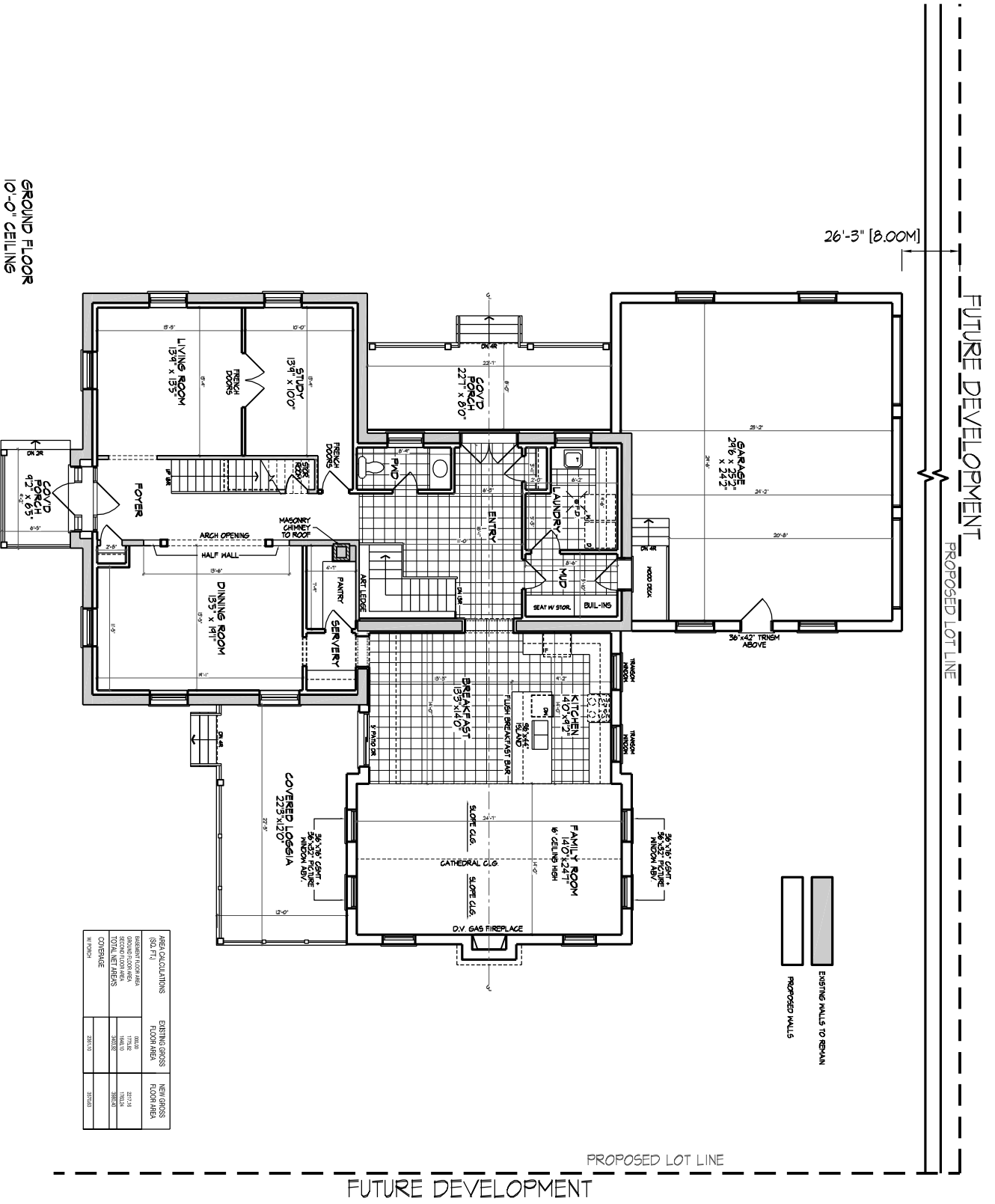


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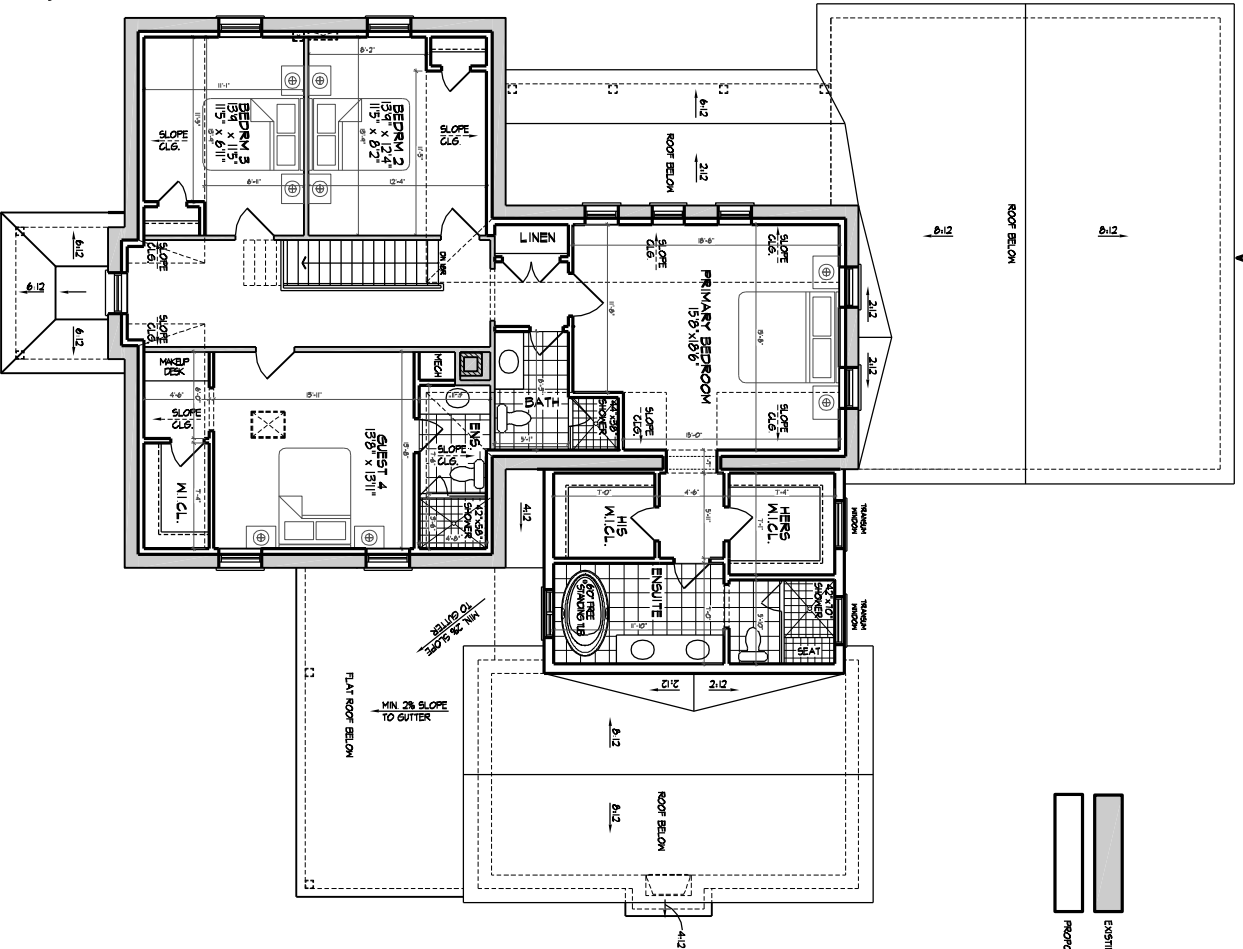
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FIGURE 6

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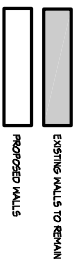


SECOND FLOOR
8'-6" CEILING



FUTURE DEVELOPMENT
PROPOSED LOT LINE

26'-3" [8.00M]



PROPOSED LOT LINE

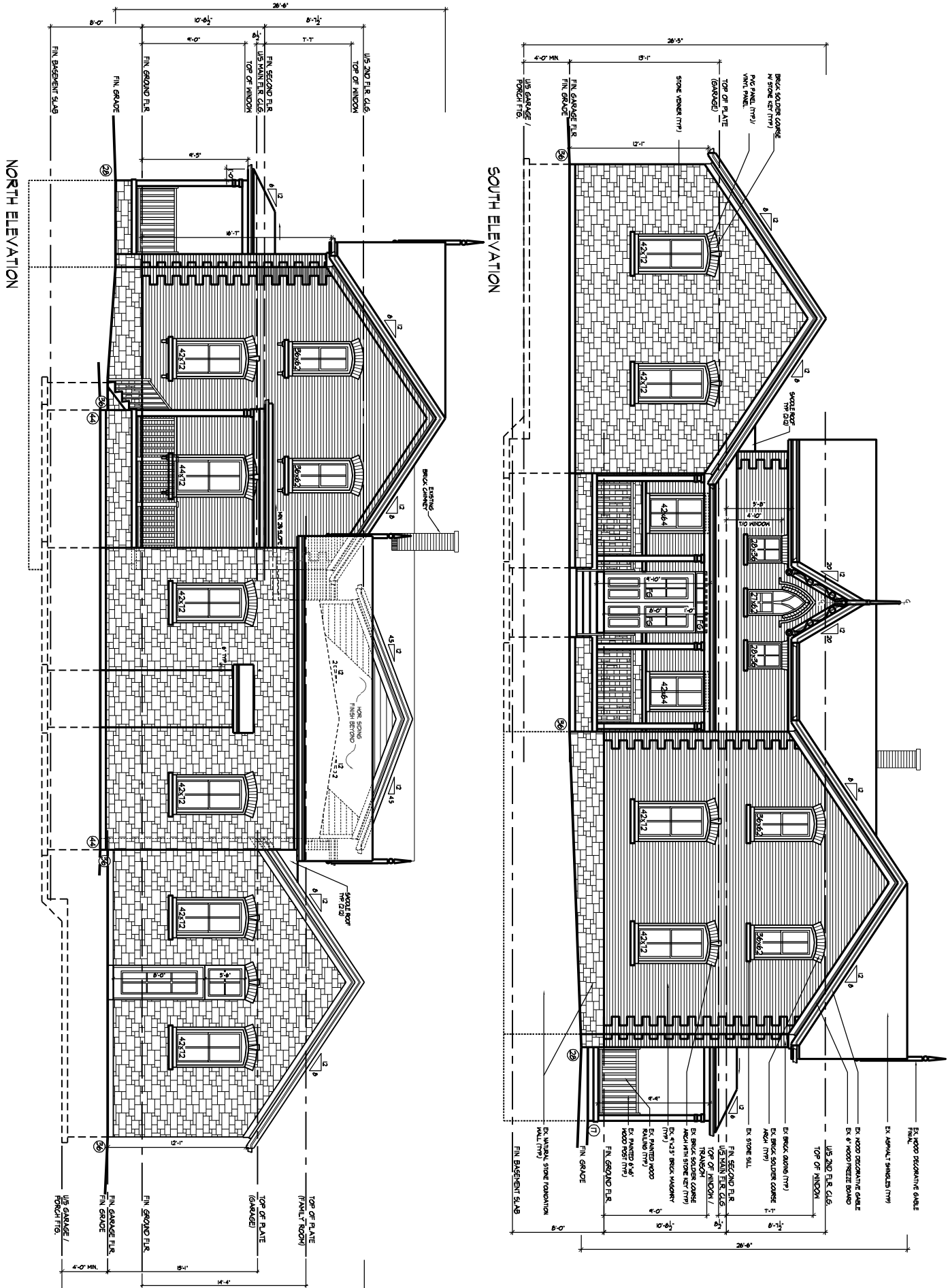
FUTURE DEVELOPMENT

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FIGURE 9



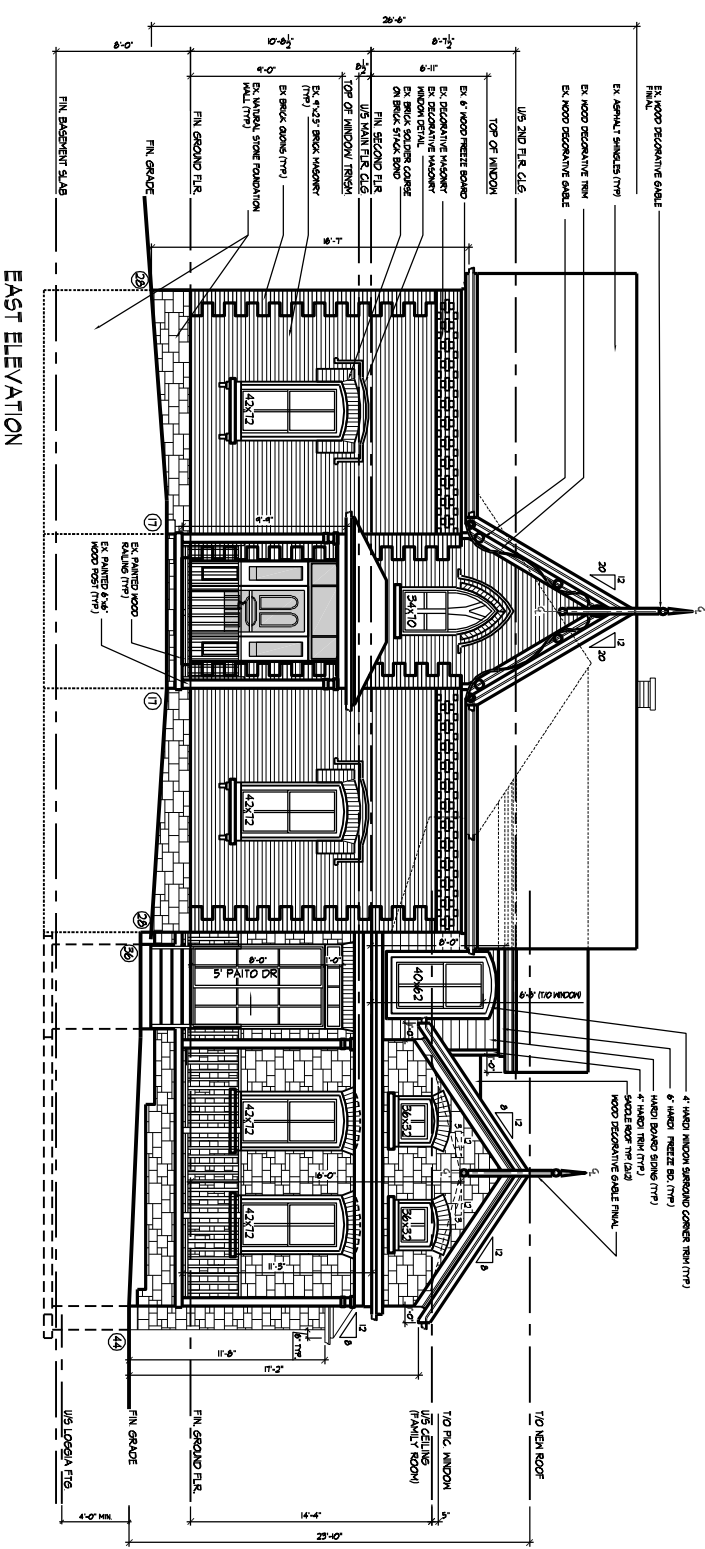
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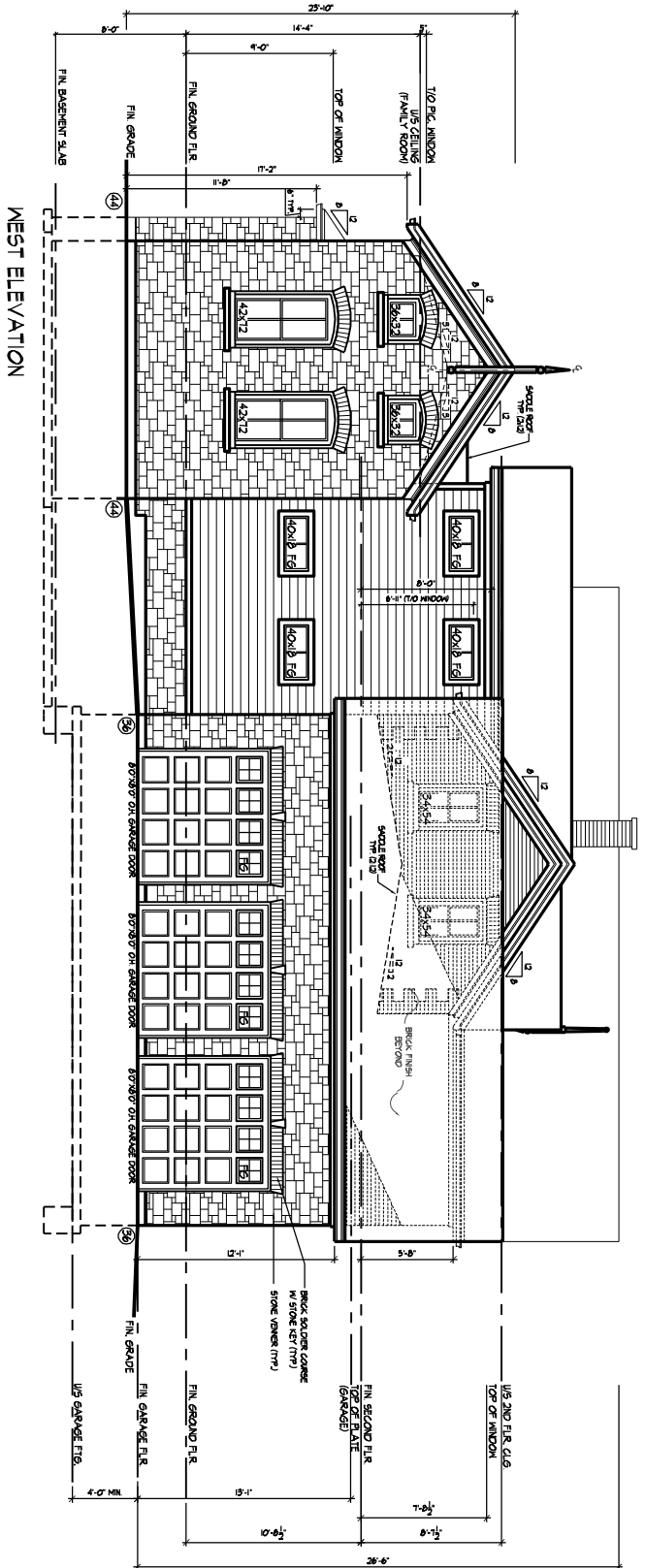
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FIGURE 10

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EAST ELEVATION



WEST ELEVATION

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FIGURE 11